

Our Ref: 17232/MM/TH
Your Ref: PP-08698249
Email: mmills@firstplan.co.uk
Date: 21 May 2020

Ms Elaine Quigley,
Senior Planning Officer,
Camden Council,
5 Pancras Square,
London,
N1C 4AG.

Dear Ms Quigley,

**PLANNING APPLICATION FOR THE PERMANENT USE OF THE SITE AS COMMERCIAL KITCHENS
AND A DELIVERY CENTRE AND RETENTION OF EXISTING PLANT EQUIPMENT
UNIT TO REAR OF 115-119 FINCHLEY ROAD, SWISS COTTAGE NW3 6HY**

We are instructed by our client, Roofoods Ltd (t/a Deliveroo), to submit the enclosed planning application for the permanent use of the above site as Commercial Kitchens and a Delivery Centre and the retention of the existing external plant equipment.

The use of the site as Commercial Kitchens and a Delivery Centre (Sui Generis) and the installation of external plant to facilitate that use currently benefits from temporary planning permission, which was granted by an Inspector on 17 September 2019 following a Public Inquiry to determine an appeal under Section 174 of the Town & Country Planning Act 1990 (as amended). The permission was granted for 14 months and is due to expire on 17 November 2020. This application seeks planning permission on a permanent basis.

The planning application has been submitted via the planning portal under reference PP-08698249.

The following documents are submitted in support of this application:

- Completed Application Forms including Certificate B;
- Planning Statement, prepared by Firstplan Ltd;
- Completed CIL form 1;
- The following plans:
 - Site location and block plans (ref: 2019-026-200A);
 - Existing floor plans (refs: 2019-026-201 & 2019-026-208);
 - Existing elevations (refs: 2019-026-202 & 2019-026-203A);
 - Proposed floor plans (refs: 2017-075-021H & 2019-026-209A);
 - Proposed elevations (refs: 2019-026-205A, 2019-026-206A & 2019-026-207A);
- Kitchen and ventilation drawings by Leech Group Services;
- Review of Operational Management Plan Report, prepared by Firstplan;
 - Appendix 1 – Approved Operational Management Plan for the site;
 - Appendix 2 – On-site survey sheet;
 - Appendix 3 – Around-site survey sheet;
 - Appendix 4 – Completed proforma sheets;

- Odour Impact Assessment, prepared by Arup;
- Transport Assessment, prepared by Transport Planning Associates;
- Site Operations Noise Impact Assessment by Sharps Redmore; and
- Plant Noise Impact Assessment, prepared by Sharps Redmore.

The requisite application fee of £462.00 has been paid via Planning Portal, together with the £25 admin fee.

I therefore trust that you have sufficient information in order to validate the application. However, should you have any queries and/or require further information then please do not hesitate to contact me.

We think it would be useful to pencil a date in the diary to discuss the application once you have had an initial review. Please let me know what dates suit you and the Council's team in due course.

I look forward to hearing from you.

Yours Faithfully,



MIKE MILLS
Director

Enc.